



SITE DATA:

PROPERTY OWNER	THE OFFICES AT AIRLIE, LLC
PROJECT ADDRESS	1613 MILITARY CUTOFF RD.
FIN NUMBER	R05600-002-002-000 R05600-002-004-000
AREA NOT IN A FEMA 100-YEAR FLOOD ZONE.	O&I-1 (CD) CD-6-214
ZONING DISTRICT	2.1 AC x 15 =
DISTURBED AREA	31 Trees 2" Cal. Req'd.

PROPOSED BUILDING SETBACKS

FRONT:	20'
REAR:	25'
INTERIOR SIDE:	5'
CORNER SIDE:	20'

ALTERNATIVE FRONT SETBACK FOR TREE PRESERVATION

FRONT:	14"
REAR:	83'
INTERIOR SIDE:	-
CORNER SIDE:	21'

LEGEND

COMMON NAME	SIZE	QTY
SHRUB, EVERGREEN BROADLEAF		
ABELIA, 'ROSE CREEK'	3 GAL.	28
BOXWOOD PYRAMIDAL	3 GAL.	32
BURGUNDY LOROPETALUM	3 GAL.	16
CAMELLIA SASANQUA KANJIRO	7 GAL.	6
CLEYERA JAPONICA	3 GAL.	24
FATSIA JAPONICA	3 GAL.	4
MISCANTHUS SINENSIS	3 GAL.	52
HOLLY, MARY NELL, TREE FORM	7' Ht.	3
HOLLY, YAUPON, DWARF	3 GAL.	57
LIGUSTRUM, VARIEGATED	3 GAL.	12
LIGUSTRUM	4.5' Ht.	8
PITTOSPORUM, JAPANESE, COMPACT	3 GAL.	26
DRIFT ROSE	3 GAL.	25
YEW, UPRIGHT JAPANESE	7 GAL.	10
AZALEA EX	3 GAL.	21
TREE, SMALL SHADE		
ELM, ALLEE	25" CAL.	2
FRINGE TREE	2" CAL.	4
AMUR MAPLE	25" CAL.	5
LOQUAT	2" CAL.	5
TREE, EVERGREEN		
ARBORVITAE, EMERALD	12' Ht.	18
ARBORVITAE, GREEN GIANT	7 GAL.	36
GROUND COVER		
ASIATIC JASMINE	4" POT	121

TRACT AREA 78,683 SF (1.80 AC)
BUILDING USE OFFICE-PROFESSIONAL

EXISTING BUILDING AREA 1,562 SF
PROPOSED BUILDING AREA (GROSS) 20,000 SF
BUILDING LOT COVERAGE (10,000/78,683) 12.73%
 NUMBER OF BUILDINGS 1
 NUMBER OF UNITS 1
 BUILDING HEIGHT 2
 NUMBER OF STORIES 2
 SF PER FLOOR (GROSS) 10,000 SF

EXISTING IMPERVIOUS AREAS:
 EXISTING BUILDING 1,562 SF
 EXISTING CONCRETE 0 SF
 EXISTING GRAVEL 0 SF
 EXISTING IMPERVIOUS AREA 1,562 SF (2% $\%$)

PROPOSED IMPERVIOUS AREAS:
 PROPOSED BUILDING FOOTPRINT 10,000 SF
 PROPOSED ASPHALT + CURB 14,263 SF
 PROPOSED CONCRETE 2,684 SF
 PERVIOUS PARKING 16,927 SF
 CREDIT FOR PERVIOUS PARKING -12,695 SF
 EXISTING IMPERVIOUS (TO REMAIN) 0 SF
TOTAL IMPERVIOUS AREA 31,159 SF (40% $\%$)

PARKING REQUIRED: (OFFICE-PROFESSIONAL) 20,000 SF
 MAXIMUM: 1/200 100
 MINIMUM: 1/400 67

TOTAL PARKING PROVIDED: 97

CAMA LAND USE: WATERSHED RESOURCE PROTECTION

PUBLIC WATER AND SEWER BY CFPUA
 EXISTING WATER FLOW: 0 GPD
 EXISTING SEWER FLOW: 0 GPD
 PROPOSED WATER FLOW: 2,640 GPD
 PROPOSED SEWER FLOW: 2,400 GPD
 (120 GPD/1,000 SF x 20,000 x 110% $\%$)
 (120 GPD/1,000 SF x 20,000 SF)

HANDICAP SPOTS REQUIRED (PROPOSED)
 (1-25 SPOTS= 1 HANDICAP SPOT)
 99 SPOTS/25=3.96 4 HANDICAP SPOTS

BICYCLE PARKING REQUIRED (99 SPACES) 5 BICYCLE PARKS
BICYCLE PARKING PROPOSED 5 BICYCLE PARKS

Revision #:
 Date: 5/28/2015

Scale:
 1" = 30'

Landscape Plan:
 Airlie Offices

Landscape Design by: James Freeman - NCLC# 71
 Freeman Landscape, Inc.